

**DETACHED
BUNGALOW**

£345,000



TOLCARNE CLOSE ST AUSTELL PL25 4SJ

3 BEDROOM DETACHED BUNGALOW

Situated in the highly regarded residential cul-de-sac of Tolcarne Close is this appealing bungalow. The property offers superb potential and would benefit from a degree of modernisation. Ideally located close to amenities, including walking distance to Asda and St Austell Town Centre, early viewing is advised to appreciate the layout of the property and location.

In brief the property comprises: Entrance Hall, Lounge with Dining Area, Kitchen/Breakfast Room, 3 Bedrooms, Shower Room, Utility with Cloakroom and Integral Garage. There is a garden to the front with ample paved parking and to the rear the garden is divided into an attractive seating area and vegetable patch with countryside views.

No Onward Chain : Viewing is Highly Recommended

Key Features

Appealing Bungalow

Good Natural Light
Throughout

3 Bedrooms

Lounge with Patio
Doors to the Garden

Integral Garage &
Generous Parking

Gas Central Heating

No Onward Chain

About The Property and Location

If you are looking for a bungalow close to amenities, set in a highly regarded residential area and offering potential to modernise, we believe this appealing bungalow in Tolcarne Close ticks the boxes! The town centre is within walking distance and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Wood door gives access to the hall. uPVC double glazed windows with obscure glazing providing good natural light. The hallway extends to the left for the living accommodation and to the right for the bedrooms, where there is a further uPVC double glazed window. Central heating radiator.

Lounge/Dining Room

24' 7" x 10' 10" (7.5m x 3.3m)

Generous natural light from the sliding patio doors which open to the garden and provide countryside views. Decorative fireplace with open fire and recess to either side. Picture rail. uPVC double glazed window to the side. Two ceiling lights and two central heating radiators. Door into:

Kitchen/Breakfast Room

18' 4" x 9' 10" (5.6m x 3.0m)

A good size room with a range of fitted wall, base and drawer units with worktops over and incorporating a one and a half bowl stainless steel sink. uPVC double glazed window in the breakfast area with country views and a further uPVC double glazed window in the kitchen area to the side elevation. Full-height pantry cupboard. Built-in double oven. Gas hob. Space for dishwasher and a fridge. Tile effect flooring. Part-tiled walls. Door to hallway. Further glazed door to:

Utility and WC

11' 10" x 10' 10" (3.6m x 3.3m)

A useful and practical area with space and plumbing for a washing machine, tumble dryer and freezer. Tiled floor. Four doors in total lead to a WC with wash-hand basin, door to front drive, further door to garden and the final door to an integral garage.

Bedroom

13' 1" x 10' 2" (4.0m x 3.1m)

uPVC double glazed window to the rear elevation with country views and looking over a patio seating area with country views. Built-in wardrobe. Further built-in storage cupboard. Central heating radiator.

Bedroom

9' 6" x 6' 7" (2.9m x 2.0m)

uPVC double glazed window to the side elevation. Built-in wardrobe. Central heating radiator.

Bedroom

10' 6" x 10' 6" (3.2m x 3.2m)

uPVC double glazed window to the front elevation. Central heating radiator.

Shower Room

7' 10" x 6' 3" (2.4m x 1.9m)

uPVC double glazed window with obscure glazing to the front elevation. WC and pedestal wash-hand basin. Shower with glazed side panels and sliding doors. Walk-in airing cupboard housing a Baxi combi boiler with shelving, radiator and drying area.

Integral Garage & Parking

19' 0" x 8' 2" (5.8m x 2.5m)

A generous paved parking and turning area to the front leads to the garage. Roller door. Power and light. Door to utility area.

Exterior

To the front of the property there is a curved feature area with established shrubs and outside tap. The garden to the rear benefits from a patio seating area with appealing country views providing an ever-changing seasonal backdrop. A path leads to an area of lawn with a row of established shrubs providing privacy and perfectly separating the lawn and a generous vegetable garden and greenhouse.

Additional Information

EPC 'D'

Council Tax Band 'D'

Services – Electric and Gas

Boiler – 2 Years Old

What 3 Words - ///butlers.limo.spoon

Property Age - 1955

Tenure – Freehold

Probate – Applied For Not Yet Granted

Directions

From our office in Duke Street, St Austell, turn left onto South Street and continue onto East Hill. Turn right onto Eastbourne Road and left to remain on Eastbourne Road. On the bend turn right onto Tolcarne Close and the property is on the left.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Lounge



Dining Area



Kitchen Breakfast Room



Utility with Cloakroom



Shower Room



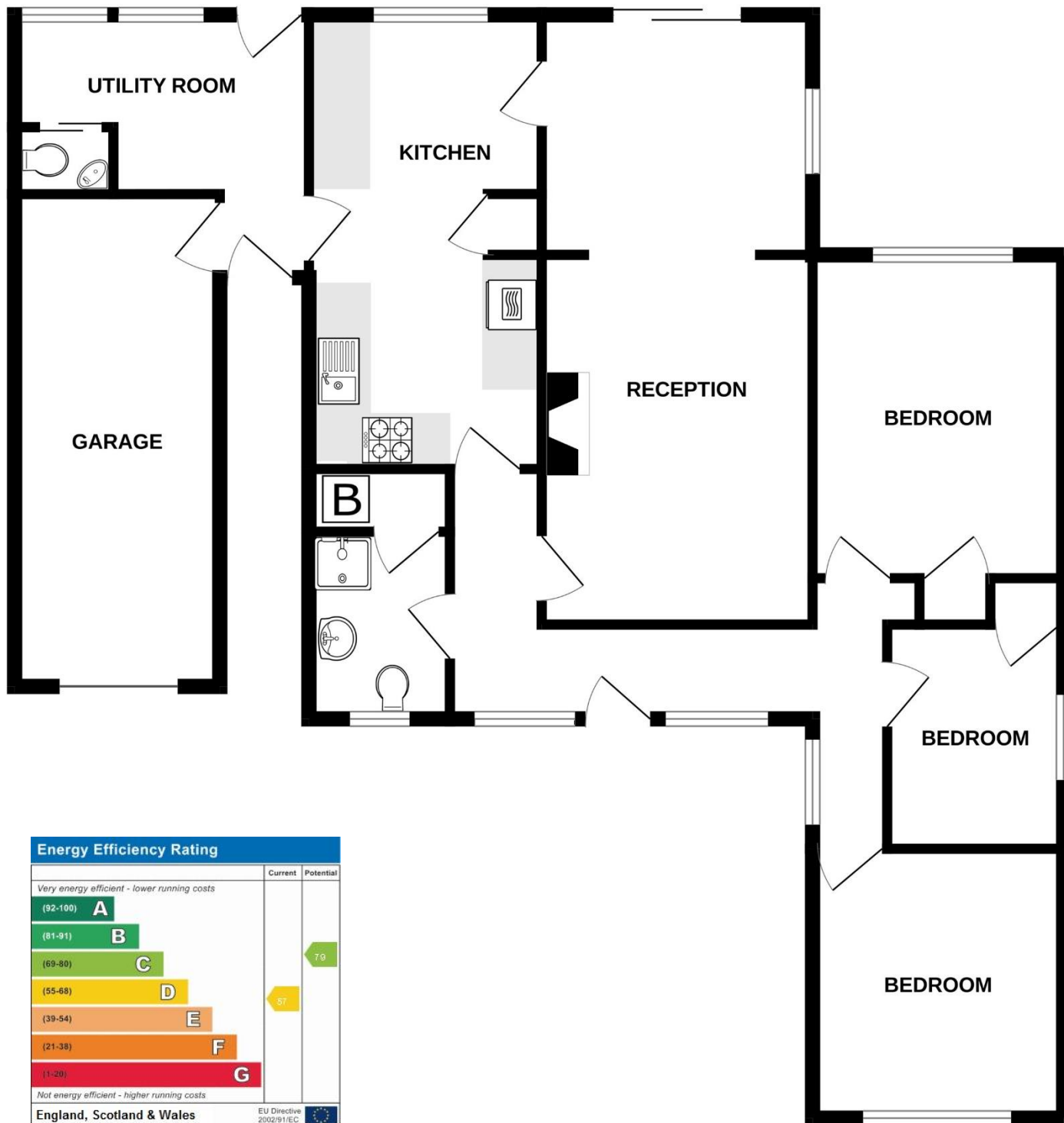
Bedroom Rear



Garden



Vegetable Garden



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

St Austell
 18 Duke St, St Austell
 PL25 5PH
 01726 73483
staustell@jefferys.uk.com

Lostwithiel
 5 Fore St, Lostwithiel
 PL22 0BP
 01208 872245
lostwithiel@jefferys.uk.com

Liskeard
 17 Dean St, Liskeard
 PL14 4AB
 01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.